

There is a long range of mountain circles the farms on the west and north, sheltering them from the wind off the lake, and giving them a southern exposure. No cold winds or dust storms trouble us here.

The farms are irrigated with a flume and ditch system at present, but our intention is to put in a pipe system in the near future. The water rights go with the land without extra cost, only the cost of maintaining the system.

The land opposite the cliff and the hill slope is sold in one acre lots, and the other part in 5 and 10 acre lots, on very easy terms. The buyer can raise potatoes (and the B.C. potatoes always command the highest price on the market), vegetables and small fruits enough the first year to keep his family, make his second payment, and have a surplus left. This looks rather glowing at first sight, but the results prove it true. Strawberries, raspberries, currants, gooseberries, grapes, rhubarb, etc., planted this fall will produce enough for home use next year without injury to the vines, and the following year will yield a full crop for the market. These can be planted between the trees, and will produce revenue while you are waiting for the trees to mature. Peaches will bear the second year, cherries and other fruits the third year, and apples from the third to the fifth year.

#### PRICE OF LAND.

Fruit land, planted, irrigated and cultivated sells from \$250 an acre up. It increases in value about \$50 an acre yearly till fully developed. To a man from the prairie where land sells from \$5 an acre to \$25, this looks a big price, but when we consider the enormous returns off fruit lands, the price is ridiculously low. Land that will produce from \$500 to \$1,500 an acre yearly is surely cheap if it can be bought for the price of one year's crop.

In Oregon and Washington, fully matured orchards sell from \$2,000 to \$10,000 an acre, and the same price will prevail here in a few years; in fact some orchards sell for \$2,500 an acre in the Okanagan now. "In Hood River and Rogue River districts of Oregon," says the PACIFIC MONTHLY, "a man who cannot show returns of at least \$500 an acre yearly is considered unworthy of a seat among the select fruit-growers."

#### PRICES OF FRUIT.

A few figures showing the returns some of our local fruit-growers have realized will be of interest, and the reader is asked to communicate with any of these persons to find out if these figures are correct. In 1905, 20 acres of Northern Spy apples in the Coldstream Orchard yielded a net return of \$10,875, or nearly